

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

PROPOSAL

JACKSON AVENUE FERRY LANDING (SEPTEMBER 19, 2013)
SALE OF LAND, BUILDINGS AND APPURTENANCES
ORLEANS PARISH

NOTICE

SALE OF STATE-OWNED LAND, BUILDINGS AND APPURTENANCES “WHERE IS – AS IS”

Sealed bids for the sale of State-owned property will be received by the Louisiana Department of Transportation and Development, Real Estate Section, Room S207, East Wing, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, until 4:15 P.M. on Wednesday, September 18, 2013, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, September 19, 2013, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

JACKSON AVENUE FERRY LANDING FACILITY AND TERMINAL
(SEPTEMBER 19, 2013)
JACKSON AVENUE (TCHOUPITOULAS STREET AND JACKSON AVENUE)
CITY OF NEW ORLEANS
ORLEANS PARISH

ITEM 1: Ferry landing, facility and terminal - contains approximately 165 linear feet of Mississippi River frontage and is improved with a terminal building with a covered pedestrian bridge, pier and a vehicle bridge.

MINIMUM BID: \$1,650,000.00

DISTRICT PROPERTY MANAGER: Erin Roussel, Regional Real Estate Manager,
3108 Williams Blvd., Kenner, Louisiana, 70065, 1-800-256-1599 Ext. 158 or 504-465-3468.

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S207, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site at, http://www.dotd.state.la.us/highways/project_devel/realestate/realestate.asp. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his/her authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

JACKSON AVENUE FERRY LANDING FACILITY AND TERMINAL
(SEPTEMBER 19, 2013)

INSTRUCTIONS TO BIDDERS
SALE OF LAND AND BUILDINGS

SUBMITTAL OF BIDS: Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another envelope which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

PROPOSAL GUARANTY: Each bid must be accompanied by a proposal guaranty in an amount of, at least, 20 percent (20%) of the bid amount. The proposal guaranty shall be a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

REJECTION OF BIDS: Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

JACKSON AVENUE FERRY LANDING FACILITY AND TERMINAL
(SEPTEMBER 19, 2013)

CONDITIONS OF SALE

GENERAL: The following conditions shall govern all offers to buy and shall apply to the sale of the land, buildings and appurtenances listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.
2. The act of sale for the item in the "Bid Schedule" will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.
3. The Department reserves the mineral rights on the land offered for sale.
4. This sale is subject to any outstanding liens, judgements, assessments or any other encumbrances which may exist against the property at the time of the sale.
5. This sale is subject to any existing utility easements on or across the property.
6. All land, buildings and appurtenances will be sold "WHERE IS- AS IS."

PAYMENT: After giving effect to the amount of the successful bidder's proposal guaranty, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

SALE OF LAND, BUILDINGS AND APPURTENANCE
JACKSON AVENUE FERRY LANDING FACILITY AND TERMINAL
(SEPTEMBER 19, 2013)

BID SCHEDULE

SALE OF STATE-OWNED LAND, BUILDINGS AND APPURTENANCES LOCATED
WITHIN ORLEANS PARISH, LOUISIANA.

PARCEL NO.	DESCRIPTION	LUMP SUM CASH OFFER
Item 1 Ferry landing, facility and terminal	- contains approximately 165 linear feet of Mississippi River frontage and is improved with a terminal building with a covered pedestrian bridge, pier, vehicle bridge and all buildings and appurtenances. MINIMUM BID: \$1,650,000.00	\$_____

PROPOSAL

JACKSON AVENUE FERRY LANDING FACILITY AND TERMINAL
(SEPTEMBER 19, 2013)

SALE OF STATE-OWNED LAND, BUILDINGS AND APPURTENANCES IN ORLEANS
PARISH, LOUISIANA

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

MARITAL STATUS _____

NAME OF SPOUSE _____ SOCIAL SECURITY NO. _____